

Property at 00006 WELLINGTON HGTS ROAD

Prop ID 4510006

Printed 05-Feb-2025 8:47 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: VON KNORRING SIMON J
Second name:
Address: 6 WELLINGTON HGTS ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
Lot: 4510006 Neigh.: Zone: R40 Vol: 798 Page: 1018

Assessments

Assmt category	Qty	Amount
Resident Land	.92	70,880
Resident Dwelling	1.00	119,240
Resident Outbldg	1.00	980

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 21-Nov-2024
Sale price: 375,000
Sale valid:

Values

Mkt value :
Cost value: 273,971

Summary

Total assessments	191,780
Total exemptions	
Net assessment	191,780

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .7306
Mkt/sale :
Assmt/sale: .5114

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	135,000	135,000		.25	101,250	70,875
Primary Site		40,075						
RES	12	.130	7,500	975			975	683
Residual		5,663						

1.050 acres

Total land value

102,225

71,558

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	1
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	99	None	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	06	Ductless Split U		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1951	

Building Valuation Summary

					Area	
Dwelling	Frame	1 story w/bsmt			1,197	204,020
Basement	Full					
Heating	Yes	A/C	Yes			5,860
Plumbing	1 F/B	H/B	Add'l fix.	Wh/p	Saunas	
Attic	None		Attic size:			
Additions						24,288
Other Features	Mason Trim	WB Stks				8,478

Sub-Total						242,646
Grade	C+		Factor 1.0800			262,058
CDU			C&D Factor 1.00			262,058
Depreciation			35 %			170,338
			Computed cost value @ 70%			119,237

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	550	12,542
P Porches, Patios, Decks	FEFF Frame enclosed first	104	9,918
P Porches, Patios, Decks	FOFF Frame open first flo	30	1,828

Total additions 24,288

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	6	16	96	30.00		C	2,880	50	1,400
Utility Shed									

Value at 70%

980

Value at 100%

1,400

